

ON-LINE ZONING ORDINANCE DISCLAIMER

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**ARTICLE 17.000 SPECIAL BUSINESS, OFFICE
AND INDUSTRIAL DISTRICTS**

Text current through Ordinance
#1258 of February 25, 2002

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17.10 SPECIAL DISTRICT 1

17.11 *Scope.* This Section 17.10 regulates development within the Special District 1 at Monsignor O'Brien Highway as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.10, all requirements of and regulations applicable to the Industry A-1 District shall apply equally to the Special District 1.

17.12 *Permitted Uses.* Uses permitted in the Industry A-1 District shall be equally allowed in the Special District 1 with the exception of the following:

- (1) The following uses shall be permitted by special permit from the Board of Zoning Appeal:
 - a. Hotel and Motel Uses, Section 4.31 i (2)
 - b. Car washing establishments using mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 4.36 h.
- (2) The following uses shall be prohibited:
 - Parking lot or parking garage for private passenger cars, Section 4.32 b.

17.13 *Dimensional Regulations*

17.13.1 Maximum FAR

- (1) The maximum FAR for any lot in the district shall not exceed 3.0 as of right for Residential Uses, Section 4.31 a-h, and 1.50 for all other permitted uses;
 - (2) The maximum FAR for any lot northeasterly of Monsignor O'Brien Highway may be increased by special permit from the Planning Board to 3.5 for Residential
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Uses, Section 4.31 a-h, provided the requirements and conditions of Section 17.17.4 d and e are met.

17.13.2 Building Height Limitation. The maximum height permitted in the district shall be eighty-five (85) feet except as modified below:

- (1) For lots lying northeasterly of Monsignor O'Brien Highway, the maximum height may be increased to one hundred and twenty (120) feet provided no portion of the building rises above a forty-five (45) degree bulk control plane beginning at an elevation of eighty-five (85) feet above the O'Brien Highway front lot line and rising thereafter in a northeasterly direction.
- (2) Notwithstanding the provisions of this Subsection 17.13.2 above no building may exceed thirty-five (35) feet within fifty (50) feet of the Special District 1/Residence C-1 zoning district line, or where the zoning district line splits a lot, within fifty (50) feet of the lot line located in the residential district.

17.13.3 Minimum Yard Requirements. Only the following yard requirements shall apply in the Special District 1.

- a. Front Yard - a minimum three feet, measured from the property line, shall be required at the Monsignor O'Brien Highway lot line; no front yard shall be required however for any structure in existence as of May 1, 1989.
- b. Side Yard - None
- c. Rear Yard - None
- d. Notwithstanding the requirements of Paragraphs a - c above all buildings shall be set back a minimum of twenty (20) feet from any Special District/Residence C-1 district line; said setback shall consist exclusively of landscaped green area as defined in Article 2.000. Where the zoning district line splits a lot the setback shall be measured from the lot lines located in the residential district.

17.13.4 Residential Density. The minimum lot area per dwelling unit shall be three hundred (300) square feet.

17.14 *Off Street Parking and Loading Requirements*

17.14.1 Minimum Parking Requirements. Off street parking and loading requirements shall be as specified in Article 6.000 for uses in Business B, Industry B and Residence C-3 zoning districts.

17.14.2 Maximum Parking Requirements. The maximum accessory parking permitted for all nonresidential uses shall be 4.5 spaces for each one thousand (1,000) square feet of lot area. Notwithstanding the provisions of Section 6.31.3, accessory parking provided to meet the requirements of Section 17.14 shall not exceed that number permitted in this Section 17.14.2 under any circumstances.

17.15 *Special Development Standards*

All buildings constructed in the Special District 1 shall meet the following requirements.

- 17.15.1** Building Facades. Building facades should be designed so as to enhance the visual quality of the district. The following standards shall apply:
- (1) A principal building entrance shall face Monsignor O'Brien Highway;
 - (2) Building facades and roof lines shall be articulated and expanses of unbroken wall planes shall be limited to thirty-five (35) linear feet for those facades facing public open spaces and/or public roadways;
 - (3) Ground floor levels shall include a minimum of thirty (30) percent transparency (non-reflective glass) to enliven and enrich the public environment where such levels contain active gross floor area (i.e. habitable space occupied by persons throughout the day) as defined in Article 2.000.
- 17.15.2** Tree Planting. At least one street tree, having a minimum caliper of three(3) inches, shall be located in the front yard provided along Monsignor O'Brien Highway, for each twenty-five (25) feet of frontage on the Highway. Where sufficient front yard is not provided said trees may be located within the public right of way consistent with the requirements for street tree planting established by the City of Cambridge.
- 17.15.3** Siting of Parking Areas. Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On grade open parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed, or structured parking is provided, the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.15.4** Mechanical Equipment and Refuse Storage Areas:
- (1) No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a six (6) foot high, durable nonliving barrier (or earth berm) planted with at least one shrub or vine for each ten (10) feet of barrier towards the abutting property.
 - (2) Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16** Special District 1 shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17** *Transfer of Development Rights.* Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may be special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.13.1 above, from one or more lots (donating lots) to one or more to other lots (receiving lots) anywhere within the Special District 1 without
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regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:

- (1) The receiving lot and donating lot in combination are at least twenty thousand (20,000) square feet in area.
- (2) The receiving lot is located northeasterly of Monsignor O'Brien Highway.
- (3) The development plans for both the donating and receiving lots meet the intent and requirements of this Section 17.10 as a whole and this Subsection 17.17 and are both subject to the special permit authorization and such conditions as may be attached thereto.
- (4) The resulting development on both, or the several, lots provides a superior site and building design than might occur without the special permit authorization. Among the conditions which may be reviewed by the Planning Board in reaching such a finding are the following:
 - a. reduction in density of development is achieved on lots adjacent to residential uses or zoning districts;
 - b. An increase in open space and green area is achieved adjacent to residential uses and zoning districts;
 - c. Active gross floor area uses are located at the base and perimeter of the buildings constructed on the site (sites) where visible from public streets or residential uses;
 - d. Overall reduction in the bulk of the building(s) is achieved through location of some or all of the required parking below grade;
 - e. Parking located above grade is screened from view from public streets and residential uses by active gross floor area uses;
 - f. Improved building design is achieved through the use of quality masonry materials and other quality details as well as an improved pedestrian environment along major public streets.
- (5) All site and building designs shall be subject to binding design review by the Planning Board.

17.20 SPECIAL DISTRICT 2

17.21 *Scope.* This Section regulates development in Special District 2 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided this Section 17.20, all requirements of and regulations applicable to the Residence B District shall apply equally to the Special District 2.

17.22 *Purpose.* It is the intent of this Special District 2 to encourage the establishment of residential uses in the district in a form and density compatible with the adjacent residential neighborhood. However, given the significant presence of nonresidential uses in the district, provision is made for the conversion of those existing nonresidential uses to other nonresidential uses more compatible with the residential

neighbors, with the intent that all nonresidential uses will, over time, be replaced with permitted residential use.

17.23 *Use Regulations.* The uses allowed in the Residence B district shall be equally allowed in Special District 2 except as modified by the following provisions.

17.23.1 Additional Permitted Residential Uses. Multifamily Dwelling, Section 4.31.g shall be permitted, subject to the special permit requirements for Townhouse development in a Residence B District.

17.23.2 Permitted Non Residential Uses.

17.23.21 The following nonresidential uses, not otherwise permitted in a Residence B District, shall be permitted as of right in this Special District 2 provided the conditions set forth in Section 17.23.22 are met. Nevertheless, for purposes of the Zoning Ordinance, Special District 2 shall be considered a residential district.

- (a) Section 4.34 – Office and Laboratory Use, Paragraph a (medical professional), Paragraph b (nonmedical professional), Paragraph c (agency office), Paragraph d (general office).
- (b) Section 4.35 – Retail Business and Consumer Service Establishments, Paragraph q (arts and crafts studio).
- (c) Section 4.36 - Open Air or Drive-In Retail and Service, Paragraph a (sale of flowers, garden supplies, and commercial greenhouses).

17.23.22 The above nonresidential uses shall be permitted to occupy a nonresidential building in existence as of September 1, 1998 provided the current use of the building, if occupied, is any use described in Section 4.34 (office and laboratory use), Section 4.35 (retail business and consumer service establishment), Section 4.36 (open air and drive-in retail and service), Section 4.37 (light industry) or Section 4.38 (heavy industry). Where the building is unoccupied it may be so occupied with permitted nonresidential uses provided the building has not been occupied by a residential use in the five years immediately preceding the time of application for a certificate of occupancy for the new nonresidential use.

17.24 *Dimensional Requirements.* The dimensional requirements of the Residence B district shall apply to the Special District 2, except as modified by the provisions set forth below.

17.24.1 Maximum FAR.

1. The FAR applicable in the Special District 2 shall be 0.65.
 2. Notwithstanding the limitations of Paragraph (1) above, where it is proposed to reuse a nonresidential structure in existence as of September 1, 1998 for permitted residential uses, the following Gross Floor Area shall be permitted.
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1. The Gross Floor Area that is the result of the application of the FAR generally permitted in the district, or the existing Gross Floor Area of the structure itself, whichever is greater.
2. Additional Gross Floor Area may be added to the nonresidential structure without limit provided all construction creating additional Gross Floor Area occurs within the limits of the existing structure.
3. Where it is proposed to demolish an existing nonresidential structure that has a Gross Floor Area greater than that permitted by the application of an FAR of 0.65 for the purpose of converting the site entirely to permitted residential uses, the total Gross Floor Area contained in the nonresidential structure shall be permitted in the new residential structures up to a maximum FAR of 0.75.

17.24.2 Minimum Lot Area for Each Dwelling Unit.

1. The Minimum Lot Area for Each Dwelling Unit shall be one thousand and eight hundred (1,800) square feet.
2. Where it is proposed to reuse a nonresidential structure in existence as of September 1, 1998 for permitted residential uses, the number of units permitted in the structure shall be that number permitted in Paragraph (1) above or that number of units which is the Gross Floor Area of the structure as permitted in Section 17.24.1(2) above divided by one thousand and two hundred (1,200) square feet, whichever is greater.
3. Where it is proposed to demolish an existing nonresidential structure that has a Gross Floor Area greater than that permitted by the application of an FAR of 0.65 for the purpose of converting the site entirely to permitted residential uses, the number of units permitted in the new structures shall be the Gross Floor Area of the structures as permitted in Section 17.24.1(3) above divided by one thousand and two hundred (1,200) square feet.

17.24.3 Other Dimensional Requirements.

- 1) The provisions of Section 5.53 related to multiple buildings on a lot in Residence B districts shall not apply in Special District 2.
 - 2) Where it is proposed to convert an existing nonresidential structure to residential use, and where that structure covers fifty (50) percent or more of its lot, the Minimum Ratio of Useable Open Space to Lot Area may be reduced to the ratio existing on the site at the time of conversion, if any. However, if the land area required for provided parking outside the building, including required setbacks is less than the area of land that has no structure on it, the remainder of the open land shall have any paving material (asphalt, concrete, or gravel) removed, topsoil of a minimum two foot depth shall be added, and the space shall be landscaped with trees, shrubs, and/or grass up to the maximum percentage of the lot required to be Useable Open Space in the Ordinance.
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- 3) The maximum building height shall be forty (40) feet with a cornice height not to exceed thirty (30) feet.
- 4) Additional Special Permit Criteria. In evaluating applications for Multifamily or Townhouse Special Permits in Special District 2, in addition to the existing criteria set forth in Section 10.47.4, the Planning Board shall also consider as a criterion the development of residential units of various sizes and with various numbers of bedrooms, with specific attention to three and more bedroom units, with the overall goal of providing dwelling units suitable for diverse household sizes.

17.30 SPECIAL DISTRICT 3

- 17.31** *Scope and Purpose.* This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and nonresidential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possible harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

- 17.32** *Use Regulations.* The following uses are allowed in the Special District 3.

17.32.1 Permitted Residential Uses.

Section 4.32 – Residential Uses, Paragraphs a-l

17.32.2 Permitted Nonresidential Uses.

Section 4.34 – Office and Laboratory Use, Paragraphs a-f

Section 4.33 – Institutional Uses, all uses.

Section 4.35 – Retail Business and Consumer Service Establishments, Paragraph a, c, d, e, f,(1), q, and r provided that no individual retail establishments exceeds one thousand and two hundred (1,200) square feet in gross floor area, except that a single retail establishment containing a grocery store or supermarket may total no more than fifty-five thousand (55,000) square feet provided that nothing in this section alters any other limitations as set forth in this district.

- 17.32** *Dimensional Requirements.* The following dimensional requirements shall apply in Special District 3.

17.33.1 Total Gross Floor Area Permitted

17.33.11 *Total Development Permitted.* The total Gross Floor Area (GFA) permitted in Special District 3 shall be seven hundred, eighty two thousand and five hundred (782,500) square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District (excepting the above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the district) and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit for all structures in the District (excepting the above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the District) being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the total permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be allocated a minimum gross floor area equal to the allocation of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA allocated to any such existing lot below that which is allowed by the application of the FAR of 0.45 without the written consent by the owner of such existing lot. Future subdivision of any existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 Minimum Lot Area of Each Dwelling Unit. The minimum Lot Area per Dwelling Unit shall be two thousand and five hundred (2,500) square feet.

17.33.3 Minimum Lot Size and Minimum Lot Width.

1. The minimum lot size shall be twenty thousand (20,000) square feet.
 2. There shall be a minimum width of one hundred (100) feet.
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17.33.4 Minimum Yard Requirements. There shall be no minimum yard requirements in the district except as set forth below.

1. For those portions of a lot abutting Alewife Brook Parkway and Whittemore Avenue a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area Open Space as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.
2. For those portions of a lot abutting Rindge Avenue, any Open Space District, and any public park or recreation area, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area Open Space as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lots. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second twenty-five (25) feet of the required setback where such setback is a front yard.
3. Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing nonresidential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.
4. Notwithstanding the minimum yard requirements set forth in Paragraph (1) above with respect to Whittemore Avenue, the buildings located on Whittemore Avenue existing at the time of adoption of this Section 17.30 shall be deemed to be in compliance with the minimum yard requirements of this Section 17.33.4. However, any alteration, reconstruction, extension, or structural change of such buildings shall be subject to the minimum yard requirements of Section 17.33.4 in the following circumstances:
 - (a) The height or footprint of the existing building is increased or extended;
 - (b) The installation of any loading bay or installation of any mechanical equipment on the roof that is otherwise exempt from the height limit or prohibited from any required yard; or
 - (c) The demolition and reconstruction of more than twenty-five (25) percent of the area or volume of that portion of a building within the minimum yard required in Section 17.33.4.

17.33.5 Maximum Height. The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

1. For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to one and a half (1.5) feet for every foot of building height.
2. A maximum height of seventy (70) feet shall be permitted within the following area bounded by:
 - (a) A line parallel to and abutting the southerly façade of the structure known as the MBTA Red Line east headhouse;
 - (b) A second line perpendicular to Line (a) and proceeding north from a point on line (a) one hundred and twenty (120) feet easterly of the southwesterly corner of the MBTA headhouse;
 - (c) A third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and three hundred and twenty (320) feet northerly of Line (a); and
 - (d) The centerline of Alewife Brook Parkway.

17.34 *Parking and Loading Requirements.* The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 Minimum Off Street Accessory Parking Requirements. There shall be no minimum parking requirement for any use within Special District 3.

17.34.2 Maximum Off Street Accessory Parking Requirements

1. No more than one thousand (1,000) parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessor's Plat numbered 187, and Lots 25, 28, 29, 55, and 121 on Assessor's Plat numbered 188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.
2. Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 *Required Open Space.* Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area Open Space shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 *Other Regulations*

17.36.2 Limitations on Construction Below Existing Grade. No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.3 Limitations on Storm Water Runoff Beyond Property Lines. No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater management Policy. Property owners within the Special District may combine lots, retention areas and drainage facilities in meeting this requirement. Conformance with this requirement shall be certified by a engineer registered in the Commonwealth and competent to make such certification.

17.36.4 Access to Harvey Street. No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.5 Pedestrian and Bicycle Connections. Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed seven hundred and seven thousand and five hundred (707,500) square feet until a pedestrian and bike connection has been constructed, or the property owner has guaranteed such construction in a manner satisfactory to the City of Cambridge and prior to the issuance of any certificate of occupancy for space constructed pursuant to such building permit, within the District between the Linear Park and Whittemore Avenue in the vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 *Area of Special Planning Concern.* Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

1. The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.
2. The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.
3. In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 *Traffic Study.* Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board for the Large Project Procedure. The traffic study may be prepared for the total

amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

1. A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least fifty (50) percent of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of ten (10) percent of available parking spaces for ridesharing commuters.
2. Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.
3. A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.
4. A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 *Certification.* Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 11.70 with regard to limitations on GFA are being met.

1. Certification from the Planning Board that the Large Project Procedure has been held.
 2. Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met, or alternatively, delivery of an outstanding Order of Conditions issued under the Wetlands Act.
 3. Certification from the Community Development Department and the Department of Traffic, Parking and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.
 4. Certification by the Community Development Department that all other requirements of the District have been met.
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5. Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.
- 17.38** *Exemption from Section 11.500.* Section 11.500 of the Zoning Ordinance, adopted as Ordinance #1209, shall not apply to any construction in Special District 3 as regulated by this Section 17.30.

17.40 SPECIAL DISTRICT 4 AND 4A

- 17.41** *Scope and Purpose.* This Section 17.40 regulates development in Special Districts 4 and 4A as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of these Special Districts 4 and 4A to permit an appropriate level of residential and nonresidential development in the Districts consistent with the public interest in protecting regulated wetlands where they occur; maintain in flood storage capacity consistent with federal, state and local regulations; restoring areas currently developed to urban uses to their natural state in order to eliminate harmful impacts on sensitive wetlands environments; limiting the extent of land covered by impervious surfaces; and minimizing the amount of additional traffic passing through congested intersections on arterial and neighborhood streets. Further enhancement of the parkway character of Concord Turnpike is also intended.

Except as herein provided, all requirements of and regulations applicable to the Office 2 district shall apply equally to Special Districts 4 and 4A.

Except as noted, the provisions of this Section 17.40 shall apply equally to Special District 4 and Special District 4A.

17.42 *Dimensional Requirements*

17.42.1 Total Development Permitted

- 17.42.11** Special District 4. Other than as may be temporarily allowed in Section 17.46.1, the Gross Floor Area (GFA) permitted in Special District 4 shall be nine hundred thousand (900,000) square feet, exclusive of GFA occupied by structured parking not otherwise exempt as set forth in Section 5.25. An additional four hundred thousand (400,000) square feet of GFA shall be permitted for the exclusive use of structured parking not otherwise exempt from the calculations as to GFA, as set forth in Section 5.25. The permitted GFA shall be further limited by the requirements of Section 17.45 below. There shall be no maximum FAR limit imposed on any lot within the Special District 4. The provisions of Section 5.25.42 shall not apply in this Special District 4.
- 17.42.12** Special District 4A. The maximum permitted FAR shall be 1.14 for all nonresidential uses and 1.5 for Residential Uses, Section 4.31 a-h and Dormitory Uses, Section 4.33.b.7.
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17.42.2 Yard Requirements. The minimum yards required in the Districts may be waived by the Planning Board by Special Permit. In no case, however, shall the front yard required in the Parkway Overlay District, Section 11.60, be waived.

17.42.3 Maximum Height. The maximum height in the Districts shall be sixty (60) feet except that it may be increased to eight-five (85) feet for nonresidential uses and ninety (90) for residential uses, by special permit from the Planning Board. The special permit shall be granted where the applicant demonstrates to the satisfaction of the Board that the additional height will better serve the objectives of this Section 17.40 to increase the amount of open space in the district and to limit the extent to which building and other hard surfaces cover the ground.

17.43 *Parking and Loading Requirements.* The requirements of Article 6.000 shall apply in the Districts except as modified below.

17.43.1 Maximum Off-Street Accessory Parking Permitted in Special District 4. No more than one thousand and fifty-two (1052) parking spaces shall be permitted within Special District 4 and in no event shall the number of surface parking spaces in the district exceed the amount that existed at the time of enactment of this Section 17.40. Notwithstanding the provisions of Article 6.000, one thousand and fifty-two (1052) parking spaces shall be the maximum required for any amount of development in Special District 4, up to the nine hundred thousand (900,000) square feet of GFA (exclusive of GFA occupied by structured parking) permitted in Special District 4, or such temporary exceedance of that GFA limit as may be allowed by Section 17.46.1.

17.44 *Permanent Natural Areas in Special District 4.* No building construction, other than restoration following catastrophe, whether consisting of GFA or not, or construction associated with the provision of parking access to parking that is not accessory to a recreational use permitted in an Open Space zoning district, shall be permitted in the large Wetland Area described in Section 17.44.1 and the Little River Area described in Section 17.44.2. These areas consist substantially of natural wetland, and their associated uplands, or areas abutting the Little River that were formerly natural wetlands and uplands and which are intended to be preserved or restored as natural areas and open space by the provisions of Special District 4. Where buildings or parking facilities exist in these areas at the time of adoption of this Section 17.40, no expansion of the footprint of the buildings or their GFA and no expansion of the area devoted to parking facilities and access to them shall be permitted.

The MDC Parking Facility Area described below in Section 17.44.3 lies outside Special District 4 in an Open Space zoning district but provides accessory parking for uses located within Special District 4. Provisions in Section 17.45 are designed to facilitate the restoration of this area to its natural state as part of the Alewife Reservation.

17.44.1 Large Wetland Area

The Large Wetland Area shall be that area bounded on the northwest and west by the Belmont-Cambridge municipal boundary line; on the northeast by the northeastern lot line of lot #157, the northwesterly lot line of Lot #268, the southwesterly lot line of Lot #269, and the southwesterly lot line of Lot #270 (all of which lot lines constitute the Special District 4A zoning district boundary line) to its intersection with a line parallel to and 880 feet southeasterly of the Belmont-Cambridge municipal boundary line; on the southeast by a line parallel to and 880 feet southeasterly of the Belmont-Cambridge municipal boundary line; and on the south by the Special District 4 – Open Space zoning district line and the Special District 4-Special District 4A zoning district line. All lots are located on Assessor's Plat #267(1).

17.44.2 Little River Area

The Little River Area shall be that area located generally south of Acorn Park Road that is bounded on the north by the centerline of Acorn Park Road and on the west, south and east by the Special District 4 – Open Space zoning District line. The area encompasses all of Lots #260, 197, 258, and 259, located on Assessor's Plat #267(2).

17.44.3 MDC Parking Facility Area

This area is located within the Alewife Reservation and is designated as an Open Space zoning district on the City of Cambridge Zoning Map. It currently contains nonconforming accessory parking spaces that serve uses located in Special District 4.

The MDC Parking Facility Area shall be that area bounded on the west by the easterly lot line of Lot #258 and its southerly extension on Assessor's Plat #267(2), which is the Special District 4 – Open Space zoning district line; on the north by the Arlington – Cambridge municipal boundary line; and on the south by the centerline of the channel of the Little River.

- 17.45** *Allocation of Permitted Gross Floor Area in Special District 4.* No building permit, special permit or Certificate of Occupancy shall be issued for construction in Special District 4 that will result in a total amount of GFA in the Special District 4 district exceeding four hundred and sixteen thousand (416,000) square feet for all uses including structured parking, except as permitted below.

- 17.45.1** Phase One: Total Gross Floor area exceeding four hundred and sixteen thousand (416,000) square feet in the District. A building or special permit may be issued for construction in Special District 4 that will result in a total amount of GFA in the district greater than four hundred and sixteen thousand (416,000) square feet but in no case more than nine hundred and sixteen thousand (916,000) square feet for all uses including structured parking, but no case more than six hundred and sixty-six thousand (666,000) square feet for all uses exclusive of structured parking, provided the following requirements are met:

- (a) All leases, licenses, rental agreements or agreements of any other description, between the Metropolitan District Commission (or any successor owner of the MDC Parking Facility Area) and the property owner/applicant, its affiliates, or their tenants for principal or accessory parking in the MDC Parking Facility Area described in Section 17.44.3 above are permanently terminated prior to or simultaneously with the issuance of a Certificate of Occupancy for new GFA whether for structured parking or otherwise, and provided that such parties shall not thereafter enter into any subsequent lease, license, rental agreement, or agreements of any other description for the same purposes in the MDC Parking Facility Area. Any owner of property in Special District 4 seeking a Certificate of Occupancy of new GFA that will result in the total amount of GFA in the district exceeding four hundred and sixteen thousand (416,000) square feet shall as a condition of such certificate be required to certify, in a form satisfactory to the City of Cambridge, that all leases, licenses, rental agreement, or agreements of any other description for principal or accessory parking held by said property owner/applicant, its affiliates or their tenants have been so terminated as required by the Paragraph (a).
 - (b) The owner applying for any building permit or special permit shall prepare a plan for the restoration of the MDC Parking Facility Area and the Little River Area such that at least ninety (90) percent of the area will consist of Green Area Open Space as defined in this Ordinance. Such Plan shall be prepared by the owner, and approved by the Planning Board, prior to the issuance of any building permit for any development authorized under this Section 17.45.1. The owner of property shall actively seek approval for the design and implementation of said Plan from the Cambridge Conservation Commission, with respect to those areas under the Commission's jurisdiction and of the Metropolitan District Commission with respect to the MDC Parking Facility Area.
 - (c) The owner shall bear the cost of restoration of the MDC Parking Facility Area. The owner shall post a bond or other instrument satisfactory to the City of Cambridge with the Cambridge Conservation Commission in an amount equal to the estimated cost of restoration of the MDC Parking Facility Area as proposed in the plan required in Condition (b) above prior to the issuance of the first Certificate of Occupancy for any permitted structures authorized by this Section 17.45.1. Said bond shall be in force and effect until the area is restored or the construction authorized in Section 17.45.22 – Phase Three has been granted a final Certificate of Occupancy.
 - (d) For the purposes of Condition (a) above, Certificate by the Office of the City Solicitor that the lease or leases have been terminated shall be determined in establishing compliance with that requirement. For the purposes of Condition (b) above, approval of the restoration plan by the Cambridge Conservation Commission, the Metropolitan District Commission, or the Cambridge Planning Board, as necessary, shall be determinative in establishing compliance with
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that requirement. For the purposes of Condition (c) above, Certification by the Cambridge conservation Commission that the bond has been properly posted shall be determinative in establishing compliance with that requirement.

17.45.2 Phases Two and Three: Total Gross Floor Area exceeding eight hundred and fifteen thousand (815,000) square feet in the District.

A building or special permit may be issued for construction in Special District 4 that will result in a total amount of GFA in the district greater than nine hundred and sixteen thousand (916,000) square but in no case more than one million and three hundred thousand (1,300,000) square feet subject to the following provisions:

17.45.21 Phase Two

A building or special permit may issued for construction in Special District 4 that will result in a total amount of GFA in the district greater than nine hundred and sixteen thousand (916,000) square feet but in no case more than one million and two hundred and fifty thousand (1,250,000) square feet for all uses including structured parking, but in no case more than eight hundred and fifty thousand (850,000) square feet for all uses exclusive of structured parking, provided the following requirements are met:

- a. Those existing buildings within the Little River Area identified as Buildings 1-5 on May 17.41 shall be demolished provided that the demolition shall not be required for any building for which demolition approval is permanently refused on historic or other statutory grounds by a local, state or federal agency of competent jurisdiction.

However, in the event that the demolition of one or more buildings is not allowed by the lawful action of a local, state or federal agency, the owner shall be obligated to demolish any other buildings required to be demolished in Section 17.42.2 and shall restore to its natural state all portions of the Little River Area not occupied by buildings required to remain, as required in Section 17.42.2.

The owner shall restore, and bear the full cost thereof, at least fifty (50) percent of area within the Little River Area consistent with the plan for the restoration of that area required to be prepared in Condition (b) of Section 17.45.1. The required demolitions and restoration shall be complete prior to the issuance of a final Certificate of Occupancy for the nonstructured parking portion of the authorized construction.

- b. The MDC Parking Facility Area shall have been restored to the plan identified in Section 17.45.1(b) above, or the applicant shall demonstrate to the satisfaction of the conservation commission that the restoration could not occur prior to the issuance of any final Certificate of Occupancy for any construction authorized by this Section 17.45.21. If the MDC has not authorized the applicant to restore the MDC Parking Facility Area within six (6) months following the applicant's written request for such authorization, the applicant may pay to the

City of Cambridge the amount of the bond or other instrument, and the applicant shall have no further obligations with respect to the restoration of the MDC Parking Facility Area.

17.45.22 Phase Three

Any subsequent new construction for any use beyond that authorized in Section 17.45.21 – Phase Two above shall be permitted provided the total GFA permitted in Special District 4 shall not exceed nine hundred thousand (900,000) square feet, exclusive of GFA occupied by structured parking plus four hundred thousand (400,000) square feet of GFA exclusively for use as structured parking, provided the following conditions are met:

- a. The conditions set forth in Section 17.45.21 – phase Two have been met.
- b. All remaining buildings in the Little River Area shall have been demolished and the entire area restored to a natural state by the owner pursuant to the restoration plan required in Condition (b) of Section 17.45.1 above prior to the issuance of the Final Certificate of Occupancy for any construction permitted by this Section 17.45.22.

17.46 Other Provisions

17.46.1 Total Gross Floor Area Temporarily Exceeding one million and three hundred thousand (1,300,000) Square Feet.

In the event that demolition of structures and restoration of their sites to a natural state as required in Section 17.45.2 above cannot reasonably occur before the issuance of any interim Certificate of Occupancy for any new construction permitted in Section 17.45.2, the total GFA permitted in Special District 4 may temporarily exceed one million, three hundred thousand (1,300,000) square feet, or any intermediate threshold established in this Section 17.40, for that period necessary to secure the demolition of the existing structures located in the Little River Area and the required restoration of a portion of or the entire area thereafter. No final Certificate of Occupancy for any construction authorized in 17.45.22 – Phase Two shall be issued until all requirements of Section 17.45.22 have been met.

17.46.2 Measurement of Compliance.

Nothing in this Section 17.40 shall prevent the Planning Board, when issuing a special permit for any construction within the Special District 4, from establishing as a condition of the permit further monitoring and management provisions that will assure complete compliance within the requirements of this Section 17.40.

17.50 SPECIAL DISTRICT 5

17.51 Scope. This Section 17.50 regulates development within the Special District 5 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein

provided in this Section 17.50, all requirements of and regulations applicable to the Office 2 District shall apply equally to the Special District 5.

- 17.52** *Permitted Uses.* Uses permitted in the Office 2 District shall be equally allowed in the Special District 5 with the exception of the following:
- a. The following additional uses shall be permitted:
 - (1) Manufacturing, processing, assembly and/or packaging of articles and products listed in Section 4.37 a, and Section 4.37 b 4,5,9 provided the fully assembled product regularly produced shall not exceed two hundred (200) pounds in weight.
 - (2) Retail, Business and Consumer Service Establishments, Section 4.35 a and b as would otherwise be permitted in a Business B District, provided such uses are in a building containing uses permitted in an Office 2 District and do not exceed in area an amount equal to ten (10) percent of the gross floor area of the building in which they are located, or twenty-five thousand (25,000) square feet, whichever is less.
 - (3) Residential Uses Section 4.31 a-h shall be permitted as of right.
 - b. The following uses shall be prohibited:

Parking lot or parking garage for private passenger cars, Section 4.32 b.
- 17.53** *Dimensional Regulations.* The following Dimensional Regulations shall apply to all development proposals within the district.
- 17.53.1** Maximum FAR. The FAR applicable on any lot in the district shall not exceed 1.25 for all permitted uses. However, the applicable FAR may be increased by an additional 0.75 to a maximum of 2.0, by special permit from the Planning Board, for permitted residential uses, excluding hotels and motels, and for dormitory uses, Section 4.33 b(7).
- 17.53.2** Building Height Limitations. The maximum height for permitted uses shall be eighty-five (85) feet and may be increased to one hundred (100) feet for all permitted uses excluding hotels and motels after the issuance of a special permit from the Planning Board.
- 17.53.3** Front Yard Requirements.
- a. The minimum front yard setback from Memorial Drive for the principal front wall plane for any structure shall be twenty-five (25) feet, measured from the street line. The required front yard setback shall apply to any portion of a structure below ground as well as those portions of a structure above ground.
 - b. The required Memorial Drive front yard shall consist entirely of Green Area Open Space as defined in Article 2.000 with the exception of paving necessary for vehicular access. Such paved access area shall be limited to one twenty-four (24) foot driveway for each one hundred (100) feet of lot frontage, or fraction thereof, located so as to provide the most direct access to parking facilities
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located elsewhere on the site. It is preferred that all vehicular access be provided from other than Memorial Drive.

- c. The Memorial Drive front yard shall contain at least one three and one-half (3 1/2) to four (4) inch caliper tree for every twenty-five (25) linear feet of street frontage.
- d. All other yards shall conform to the requirements of the Office 2 District, except that there shall be no front or side yard setback requirements for the existing building that lies adjacent to the northwest sideline of the Main Line railroad right of way as shown on Assessor's Plat #64.

17.54 *Off Street Parking and Loading Requirements*

17.54.1 Off street parking and loading requirements shall be as specified in Article 6.000 for uses in the Office 2 District except as provided below.

17.54.2 Minimum Parking Requirement. The minimum parking requirement shall be one space for each two thousand (2,000) square feet of gross floor area for any use in the District, except that for residential uses, Section 4.31 a-h, one parking space shall be required for each dwelling unit, and for dormitory uses, Section 4.33 b(7), one parking space for each twelve (12) beds.

17.54.3 Maximum Parking. The maximum accessory parking permitted for all uses in the district shall be one parking space for each six hundred and fifty (650) square feet of gross floor area, except that for residential uses, Section 4.31 a-h, there shall be no maximum accessory parking. No parking shall be provided which exceeds the maximum parking permitted, notwithstanding the provisions of Section 6.31.3.

17.60 **SPECIAL DISTRICT 6**

17.61 *Scope* This Section 17.60 regulates development within the Special District 6 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.60, all requirements of and regulations applicable to the Residence C-3 District shall apply equally to the Special District 6.

17.62 *Permitted Uses.* Uses permitted in the Residence C-3 District shall be equally allowed in the Special District 6 with the exception of the following:

- a. The following uses shall be prohibited:
 - (1) Parking lot or parking garage for private passenger cars, Section 4.32 b.
 - (2) Hotel and Motel uses, Section 4.31 i (2).

17.63 *Dimensional Regulations*

17.63.1 Yard Requirements. There shall be no minimum yard requirements for structures within the Special District 6.

17.63.2 Maximum Height. The maximum height permitted in the district shall be one hundred (100) feet except as permitted or further restricted below:

- a. In that portion of the district lying southwesterly of a line, which line is the southeasterly projection of a line one hundred feet northeasterly of and parallel to the southwesterly sideline of Reardon Street the maximum height shall be sixty (60) feet
- b. The maximum height may be increased above one hundred (100) feet to a maximum of one hundred and eighty (180) feet in that portion of the district lying northeasterly of the line described in Paragraph a above and between the centerline of Vassar Street and the centerline of the main line railroad right of way after the issuance of a special permit by the Planning Board, provided that portions of buildings exceeding one hundred (100) feet but not exceeding one hundred and eighty (180) feet in height contain no more than 165,000 square feet of gross floor area, in total for the entire district.
- c. In granting a special permit for additional height the Planning Board shall consider the following:
 1. The height of the other buildings or portions of buildings constructed in the district is reduced to significantly below the one hundred (100) foot height permitted as of right.
 2. In the vicinity of Fort Washington buildings are constructed below the one hundred (100) foot height permitted or green space is created so as to increase the views from Fort Washington across the MIT campus to the river and to the Boston skyline beyond.
 3. The view corridors along residential Cambridgeport streets, such as Erie and Pacific Streets, are uninterrupted by buildings, wherever possible.
 4. Green space is created in the district at grade where it can be visible to the general public.
 5. The buildings are distributed in the district so as to create a visual penetration as viewed from the residential Cambridgeport neighborhood to the MIT campus and to the River Beyond.

17.64 *Off Street Parking and Loading Requirements*

Off street parking and loading requirements shall be the same as specified in Article 6.000 for uses in the Residence C-3 District except as provided below.

17.64.1 Minimum Parking Requirement. The minimum parking requirement shall be one space for each two thousand (2,000) square feet of gross floor area for any use in the District, except that for residential uses, Section 4.31 a-h, one parking space shall be required for each dwelling unit, and for dormitory uses, Section 4.33 b(7) one parking space for each twelve (12) beds.

17.64.2 Maximum Parking. The maximum accessory parking permitted for all uses in the district shall be one parking space for each six hundred and fifty (650) square feet of

floor area, except that for residential uses, Section 4.31 a-h, there shall be no maximum accessory parking. No parking shall be provided which exceeds the maximum parking permitted, notwithstanding the provisions of Section 6.31.3.

17.70 SPECIAL DISTRICT 7

17.71 *Scope.* This Section 17.70 regulates development within the Special District 7 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.70, all requirements of and regulations applicable to the Business B District as modified by the Central Square Overlay District shall apply equally to the Special District 7.

17.72 *Additional Permitted Uses*

a. The following uses shall be permitted as of right:

Assembly or packaging of articles (Section 4.37a) and manufacture, processing, assembly and/or packaging of specified articles and products (Section 4.37 b, 1-15) shall be permitted on any lot on which any one or combination of the above uses has been established on or before January 1, 1991 and which uses remain in continuous operation thereafter. Once said industrial uses have been discontinued on the lot, the lot shall only be used for those uses permitted in the Business B District.

b. The following uses shall be prohibited:

Parking lot or parking garage for private passenger cars, Section 4.32 b.

17.73 *Dimensional Regulations*

17.73.1 Maximum FAR. The maximum FAR for any lot in the district shall not exceed 3.0 for Residential Uses, Section 4.31 a-h, and Dormitory Uses, Section 4.33 b(7) and 2.0 for all other permitted uses.

17.73.2 Additional Height. The maximum height permitted in the district may be increased to one hundred (100) feet by special permit from the Planning Board; all other height limitations imposed by the Central Square Overlay District shall apply.

17.74 *Off Street Parking and Loading Requirements*

17.74.1 Off street parking and loading requirements shall be the same as specified in Article 6.000 for uses in the Office 2 District except as provided below.

17.74.2 Minimum Parking Requirement. The minimum parking requirement shall be one space for two thousand (2,000) square feet of gross floor area for any use in the District, except that for residential uses, Section 4.31 a-h, one parking space shall be required for each dwelling unit.

17.74.3 Maximum Parking. The maximum accessory parking permitted for all uses in the district shall be one parking space for each one thousand (1,000) square feet of floor area, except that for residential uses, Section 4.31 a-h, there shall be no maximum

accessory parking. No parking shall be provided which exceeds the maximum parking permitted, notwithstanding the provisions of Section 6.31.3.

17.80 SPECIAL DISTRICT 8 AND SPECIAL DISTRICT 8A

17.81 *Special District 8*

17.81.1 Scope. This Section 17.81 regulates development within the Special District 8 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.81, all requirements of and regulations applicable to the Industry A-1 District shall apply equally to the Special District 8.

17.81.2 Permitted Uses. Uses permitted in the Industry A-1 District shall be equally allowed in the Special District 8 with the exception of the following:

- a. The following additional uses shall be permitted as of right:
 - (1) Dormitory and resident fraternity or sorority, Section 4.33 b (7).
 - (2) Residential uses, Section 4.31 a-h.
 - (3) Heavy Industry, Section 4.38 e, but only if the specific use has been established on a lot on or before January 1, 1991 and which use shall remain in continuous operation thereafter. Once said industrial use has been discontinued, the lot shall only be used for those uses otherwise permitted in this Special District 8.
- b. The following uses shall be prohibited:
 - (1) Parking lot or parking garage for private passenger cars, Section 4.32 b.
 - (2) All Retail, Business and Consumer Service Establishments Section 4.35 with the exception of 4.35 a (1) and 4.35 b-e.

17.81.3 Dimensional Regulations. The dimensional requirements of the Industry A-1 district shall apply the Special District 8 except as provided below:

17.81.31 Maximum FAR. The FAR applicable on any lot in the district shall be increased to 1.75 for permitted dormitory uses.

17.81.32 Building Height Limitations. The maximum height permitted in the district shall be sixty (60) feet for all uses except as modified by the provisions of Sections 17.81.32.1 and 17.81.5.

17.81.32.1 For all uses, the maximum height shall be further limited as follows:

- (a) Any portion of a building exceeding a height of sixty (60) feet shall be set back a minimum of twenty (20) feet from the adjacent front property lines on all abutting streets.
 - (b) Height shall be limited to forty-five (45) feet in that area defined by a line one hundred (100) feet distant from and parallel to all front and side property lines of Fort Washington Park, lot #72, Assessor's Plat #66, to the extent that the described area is within the Special District 8.
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(c) Height shall be limited to forty-five (45) feet within one hundred (100) feet from the boundary of the existing Residence C-1 District.

17.81.33 Yard Requirements. A minimum five (5) foot front yard setback shall be required for all development in the district.

17.81.33 Restrictions in Required or Provided Front Yard Setbacks. That area between the principal front wall plane of a building and a public street, whether required or provided, shall be devoted to Green Area Open Space as defined in Article 2.000 of this Ordinance, an expansion of the adjacent public sidewalk, or other landscaped or paved area devoted exclusively to pedestrian use and extending along the entire length of that portion of a lot abutting the street. Areas devoted to vehicular use are prohibited from this area with the exception of access drives located to provide the most direct access to parking facilities located elsewhere on the site. Said access drives shall be limited to a total of thirty (30) feet of width for each one hundred (100) feet of lot frontage. Where a lot is bounded by more than one street, the provisions of this subsection 17.81.33 shall apply fully only to a single street, which street shall be the principal, major or most important street abutting the lot. For all other streets the provisions of this subsection 17.81.33 shall apply only to the required front yard setback.

17.81.34 Residential Density. The minimum lot area per dwelling unit shall be six hundred and fifty (650) square feet.

17.81.4 *Off Street Parking and Loading Requirements*

17.81.41 Off street parking and loading requirements shall be the same as specified in Article 6.000 for the applicable base zoning district except as provided below.

17.81.42 Minimum Parking Requirement. The minimum parking requirements shall be one parking space for each two thousand (2,000) square feet of gross floor area for any use in the District, except that for residential uses, Section 4.31 a-h, one parking space shall be required for each dwelling unit and for dormitory uses, Section 4.33 b.(7) one parking space for each twelve (12) beds.

17.81.43 Maximum Parking. The maximum parking permitted for uses in the district shall be one parking space for each six hundred and fifty (650) square feet of gross floor area, except that for residential uses, Section 4.31 a-h, there shall be no maximum accessory parking. No parking shall be provided which exceeds the maximum parking permitted, notwithstanding the provision of Section 6.31.3; however the Planning Board may permit by special permit the number of parking spaces to exceed the maximum allowed under this Section 17.81.43 provided the number of parking spaces authorized by special permit does not exceed that number which would be permitted on the lot if the maximum parking ratio of 650 were applied to the maximum gross floor area permitted on the lot, notwithstanding the fact that all such allowed gross floor area is not in fact proposed to be constructed.

- 17.81.44** No special permit shall be issued in this district which permits the total number of parking spaces on a lot to exceed (a) that number permitted in Section 17.81.43 for development authorized by the special permit plus (b) any additional parking present on the site before the date of application for uses not located on the lot, which parking is provided as legally established required accessory parking, not exceeding the minimum required in Article 6.000 at the time of the granting of the special permit in the zoning district applicable to such uses.

Where the parking provided on the site at the time of the special permit approval exceeds that quantity permitted above, the approved Special Permit shall provide a schedule by which the parking on the development parcel shall be brought into compliance with this subsection 17.81.44.

17.81.5 *Transfer of Development Rights and/or Additional Height to secure Publicly Accessible Open Space.*

Notwithstanding the limitations imposed by the definitions of lot in Article 2.000 or the dimensional limitations imposed in this Section 17.80 the Planning Board may allow by special permit: (1) the transfer of all of the gross floor area permitted as of right or by special permit either in this Section 17.81, or provisions of the Special Districts 8A, 9 and 10, Sections 17.82, 17.90 and 17.100, on one or more lots (donating lots) located in either Special District 8A, 9 and 10 or this Special District 8, held either in common or separate ownership to one or more other lots (receiving lot), held either in common or separate ownership in Special District 8 and/or (2) may allow an increase in the permitted height on the receiving lot(s), for the purpose of creating an open space facility of approximately fifty-nine thousand (59,000) square feet and such other additions to that space or the creation of other such open spaces as may be offered, accessible to the general public and designed and intended to be used for active and/or passive recreation, meeting the following requirements:

1. One open space parcel containing an area of approximately fifty-nine thousand (59,000) square feet, as shown on Lots # 48 and 57 on Assessor's Plat # 95, shall be a donating lot and must be secured as an open space as required in this Section 17.81.5 before any other lot may be considered a donating lot; other open space parcels within the Special District 8 or Special Districts 8A, 9 and 10 may also be donating lots.
2. The FAR on the receiving lot(s) does not exceed 2.5 for nonresidential uses or 3.0 FAR for residential and dormitory use.
3. The receiving lot(s) for the one hundred three thousand, two hundred fifty (103,250) gross square feet or more of floor area to be transferred is located in Special District 8.
4. The maximum height of any structure on the receiving lot does not exceed the following limitations:

- (a) Sixty (60) feet in that area lying between Sidney Street and a line, which line is parallel to, southeasterly of and one hundred (100) feet distant from Sidney Street;
 - (b) Ninety (90) feet in that area lying between the parallel line described in Paragraph (a) above and Albany Street;
 - (c) One hundred (100) feet in that area lying southeasterly of Albany Street.
 - 5. The donating site for an open space contribution of approximately fifty-nine thousand (59,000) square feet is located at 82 Pacific Street as shown on lots # 48 and 57, on Assessor's Plat # 95.
 - 6. Open space facilities shall be under the control of, and be programmed and maintained by the City of Cambridge or its designated agent. Transfers of open space facilities shall be by fee simple conveyance, easement, lease (see Subsection 8) or other legal mechanism, and shall be made as a condition precedent to the issuance of the first building permit for a project on a receiving lot which utilizes development rights granted by Special Permit for that project. Special Permits granted under this Section 11.507 (Editorial note: reference should be to Section 17.85.1) shall run with the land.
 - 7. The site is physically suitable for the recreational uses proposed and certified by the City to meet environmental standards such as they are applied to other such open spaces in the City at the time of transfer to the City of Cambridge.
 - 8. If the development rights transferred by the Special Permit to a receiving lot are not fully utilized or applied in the construction of a project, the remaining development rights shall remain available for use or application, on a phase by phase basis, on the receiving lot. If development rights are applied by a landowner, on a phase by phase basis, the donating lot (from which the development rights derive) shall be leased, on a completely "net" basis, by the owner of the donating lot to the City of Cambridge, or its designated agent, until such time as the receiving lot has fully utilized or applied the development rights derived from the donating lot. When those development rights are fully utilized or applied, which shall be determined by the issuance of a certificate of occupancy for any building making use of such rights, fee simple title to the donating lot shall be conveyed to the City of Cambridge or its designated agent; in its decision the Planning Board shall determine if fee simple title shall be conveyed in phases as development rights are utilized or applied or when the entire amount of development rights is fully utilized. If development rights are applied or utilized on a phase by phase basis, and if, because of an amendment or other change in the Zoning Ordinance of the City of Cambridge, the owner of the receiving lot is unable to receive the full benefits of those development rights (in the same manner and to the same extent as if the Zoning Ordinance had not been amended or otherwise changed), the lease of the donating lot to the City of Cambridge shall terminate automatically upon the effective date of that amendment or other change in the Zoning Ordinance.
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Any special permit issued under the provisions of this Section 17.81.5 shall be in force and effect for the length of lease of property for open space purposes as required in this Section 17.81.5. For the purposes of Section 10.46, the use authorized by any special permit issued under this Section 17.81.5 shall be deemed to have commenced with the granting of the lease of land for open space purposes as defined in this Paragraph 8.

17.81.51 In granting a special permit under this Section 17.81.5 the Planning Board shall consider the following:

1. The proposed open space is consistent with the objectives of this Section 17.81.5 to create a useable open space or recreational facility addressing the unmet needs of the adjacent residential neighborhood and those of the new residents of the district and, if one is adopted, is consistent with a plan for the distribution and use of open space in the District.
2. If less than one acre, the open space is clearly an element of a plan to be implemented incrementally created through the issuance of additional special permits, or is clearly acceptable as an independent facility.
3. If it is intended to be a part of a larger facility, the open space is useable on its own, as an independent facility, if intended future special permits are not sought or granted.

17.81 *Special District 8A*

17.82.1 Scope. This Section 17.82 regulates development within the Special District 8! As shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.82, all requirements of and regulations applicable to the Residence C-1A District shall apply equally to the Special District 8A.

17.82.2 Permitted Uses. Use permitted in the Residence C-1A district shall be equally allowed in the Special District 8A subject to the following additions and limitations.

17.82.21 Retail, business and Consumer Service Establishments Section 4.35a(1) and 4.35 b-e shall be permitted as of right provided they are located in a building with other permitted uses, are located on the first floor or the basement of the building, do not exceed twenty-five (25) percent of the total Gross Floor Area of the building in which they are located. No individual establishment may exceed two thousand and five hundred (2,500) gross floor feet in area.

17.82.22 The following uses shall be prohibited:

Parking lot or parking garage for private passenger cars, Section 4.32b.

17.82.3 Dimensional Regulations. The dimensional requirements of the Residence C-1A district shall apply in the Special District 8A district except as provided below:

17.82.31 Maximum FAR. The FAR applicable on any lot in the district shall not exceed 0.75 for permitted nonresidential uses, 1.50 for permitted residential uses, and 1.75 for permitted dormitory uses.

17.82.32 Building Height Limitations. The maximum height permitted in the district shall be sixty (60) feet for all uses except as the permitted height may be modified by the provisions of Section 17.82.32.1 below.

17.82.32.1 For all uses, the maximum height shall be further limited as follows:

- (a) Any portion of a building exceeding a height of sixty (60) feet shall be set back a minimum of twenty (20) feet from the adjacent front property lines on all abutting streets.
- (b) Maximum height shall be limited to forty-five (45) feet in that area defined by a line one hundred (100) feet distant from and parallel to all front and side property lines of Fort Washington Park, lot #72, Assessor's Plat #66.
- (c) Maximum height shall be limited to forty-five (45) feet within one hundred (100) feet from the boundary of a Residence C-1 district.

17.82.33 Yard Requirements.

17.82.33.1 Restrictions in Required or Provided Front Yard Setbacks. That area between the principal front wall plane of a building and a public street, whether required or provided, shall be devoted to Green Area as defined in Article 2.000 of this Ordinance, an expansion of the adjacent public sidewalk, or other landscaped or paved area devoted exclusively to pedestrian use and extending along the entire length of that portion of a lot abutting the street. Areas devoted to vehicle use are prohibited from this area with the exception of access drives located to provide the most direct access to parking facilities located elsewhere on the site. Said access drives shall be limited to a total of thirty (30) feet of width for each one hundred (100) feet of lot frontage. Where a lot is bounded by more than one street, the provisions of this subsection 17.82.33.1 shall apply fully only to a single street, which street shall be the principal, major or most important street abutting the lot. For all other streets the provisions of this subsection 17.82.33.1 shall apply only to the required front yard setback.

17.82.33.2 Where lots abut the railroad right of way, there shall be no minimum yard requirement for that yard abutting the right of way.

17.82.34 Residential Density. The minimum lot area per dwelling unit shall be six hundred and fifty (650) square feet.

17.82.4 Off Street Parking and Loading Requirements.

17.82.41 Off street parking and loading requirements shall be as specified in Article 6.000 for the applicable base zoning district except as provided below.

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- 17.82.42** Minimum Parking Requirement. The minimum parking requirements shall be as provided in Section 17.81, for those uses permitted in this Section 17.82.
- 17.82.5** Interim Non-Residential Uses.
- 17.82.51** Any use allowed in Special District 8 may be allowed in the Special District 8A district on an interim basis by Special Permit from the Planning Board subject to the following conditions and limitations:
- (a) The authorized use is located in a nonresidential building in existence as of June 1, 2001.
 - (b) A Special Permit under this section has been applied for by no later than January 1, 2003.
 - (c) The use is authorized for a period not to exceed seven years in total from the date at which a final Certificate of Occupancy for the authorized nonresidential use is issued by the Superintendent of Buildings.
 - (d) All nonresidential use on the site shall cease after expiration of the period granted by the special permit for the authorized nonresidential use. Thereafter the site shall only be use for residential uses.
 - (e) In no case may any special permit under this Section 17.82.5 authorizing an interim nonresidential use be granted after January 1, 2005.
 - (f) In granting a special permit under this Section 17.82.5 the Planning Board shall determine that the proposed nonresidential use will not unreasonably negatively impact the use of adjacent property for permitted residential uses.
- 17.82.6** Additional FAR and Uses to Secure Near-Term Housing Construction
- 17.82.61** The Planning Board may issue a special permit to permit a mixed-use development containing residential dwelling units and nonresidential uses, subject to the following provisions, limitations and restrictions.
- (a) The application for the special permit is accepted by the Planning Board on or before January 1, 2005.
 - (b) The subject lot contains nonresidential GFA at the time of application for a special permit, in a building in existence as of June 1, 2001.
 - (c) The total FAR for the authorized development does not exceed 1.50.
 - (d) The development may contain a any use permitted in Special District 8.
 - (e) At least one third of the authorized GFA is devoted to residential use with fifty (50) percent of the housing units (representing 50% of the residential GFA) affordable. Affordable units in excess of the number required under the inclusionary zoning provisions of the Cambridge Zoning Ordinance may be
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devoted to middle income housing using up to one hundred and twenty (120) percent of HUD median area incomes as a guideline for eligibility.

- (f) All dimensional requirements of the Special District 8A are met unless the Planning Board, as part of the special permit, waives those provisions. In no case, however, may the height limits applicable in the SD-8A be waived.
- (g) No Final Certificate of Occupancy may be granted for any nonresidential GFA unless construction of the authorized residential portion of the development is complete.
- (h) In approving the development plan, the Planning Board shall determine that the housing uses are appropriately located to reinforce existing housing development and buffer that existing housing from nonresidential use on the subject lot and from other nonresidential development elsewhere within the SD-8A.

17.90 SPECIAL DISTRICT 9

17.91 *Scope.* This Section 17.90 regulates development within the Special District 9 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.90, all requirements of and regulations applicable to the Residence C District shall apply equally to the Special District 9.

17.92 *Purpose.* This section 17.90 is intended to:

- (a) promote in this portion of Cambridgeport significant housing development that becomes integrated with the existing neighborhood physically, architecturally, and socially;
- (b) address current housing needs in Cambridge, especially the need for units affordable for households with children; and
- (c) provide significant incentives for developing housing affordable by persons of low and moderate income, in accordance with Chapter 40A, Section 9 of the General Laws, while balancing the goals of affordability and low density.

17.93 *Use Regulations.* The uses allowed in the Residence C district shall be allowed except as may otherwise be permitted in Section 17.97 below. Use variances are hereby expressly prohibited, Section 10.31 notwithstanding.

17.94 *Dimensional Requirements*

The dimensional requirements of the Residence C district, as set forth in Section 5.31 shall apply in the Special District 9.

17.95 *Additional Use and Gross Floor Area Provisions for Existing Nonresidential Uses and Structures.*

- (A) It is the intent of this Section 17.97 to encourage a gradual evolution of nonresidential uses in this Special District 9 now heavily nonresidential in character, from those least in harmony with the adjacent residential
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neighborhood and the residential uses ultimately desired in the district, to those nonresidential uses most compatible with residential uses and ultimately to residential uses exclusively. Therefore, in the Special District 9 the following additional uses not otherwise permitted in a Residence C District shall be permitted as of right, provided the conditions set forth below are met. Notwithstanding the provisions of Section 10.31, no variance for use shall be permitted in this Special District 9. For the purposes of Article 8.000 this Special District 9 shall continue to be considered a residential district and therefore Section 8.22, Paragraphs a and b shall not apply.

- (1) All uses in Section 4.34, Office and Laboratory Uses, shall be permitted but only if the following conditions are met:
 - a. The building thereon, (or that portion of the building proposed to be reused) is vacant and not occupied by a residential use in the five years immediately preceding the time of application for a Certificate of Occupancy for the proposed use, or if occupied, the current use is any office and laboratory use, Section 4.34; any retail business and consumer service establishment, Section 4.35; any light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38.
 - (2) All uses in Section 4.35, Retail Business and Consumer Service Establishments, Paragraphs a, c and d shall be permitted, but only if the following conditions are met:
 - a. The use existing at the time of application for a Certificate of Occupancy for the proposed new use, or that first legally established use immediately preceding the application for a proposed new use should the premises be vacant (provided that the previous use was in operation within the two years immediately preceding the application for a Certificate of Occupancy), is any retail business and Consumer Service Establishment, Section 4.35; or any light Industry, wholesale business and storage use, Section 4.37; or any heavy industry use, Section 4.38; and
 - b. The use shall occupy only that gross floor area meeting the use limitations of Paragraph a above.
 - (3) All uses in Section 4.37, light industry, wholesale business, and storage, Paragraphs a and b shall be permitted, but only if the following conditions are met:
 - a. The use existing at the time of application for a Certificate of Occupancy for the proposed use, or that first legally established use immediately preceding the application for a Certificate of Occupancy for a proposed new use should the premises be vacant (provided that the previous use was in operation within the two years immediately preceding the application for a Certificate of
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Occupancy), is light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38; and

- b. The use shall occupy only that gross floor area meeting the Use Limitations of Paragraph a above.
- (B) Notwithstanding the provisions of Paragraphs (A) (1) - (3) above, in any structure containing a residential use which is less than fifty (50) percent of the total gross floor area of the building within which it is located, that residential use may be replaced by any one of the permitted uses in Paragraphs (A) (1) - (3) above, which use shall thereafter be subject to all of the provisions of this Section 17.97.
- (C) Notwithstanding the provisions of (A) (1) - (3) above, in any structure containing a use which is less than fifty (50) percent of the total gross floor area of the building within which it is located, that use may be replaced by any one of the permitted uses in Paragraphs (A) (1) - (3) above, which use shall thereafter be subject to all of the provisions of this Section 17.97.
- (D) For structures satisfying the requirements of (B) above, in existence as of January 1, 1991 the maximum gross floor area on a lot devoted to nonresidential uses shall be limited by an FAR of .9.

17.96 *Nonconforming Structures*

Notwithstanding the provisions of Section 8.23, that portion of a legal, nonconforming structure lying within this Special District 9 which is destroyed or damaged by fire, explosion, or other catastrophe may be rebuilt or restored and used again, in the same way as it had been legally used immediately before the damage, without limit as to cost of such rebuilding or restoring provided the following conditions are met:

- (a) Any restoration or rebuilding shall commence within twelve (12) months after the catastrophe;
- (b) The structure shall be restored or rebuilt to the same design, including materials and design details as existed previously; or should the restoration not be feasible necessitating that the structure be rebuilt to a different design, said design shall be at least equal to the original design of the structure in quality of materials used, the quantity and quality of design details employed, and the compatibility of the site design with abutting properties;
- (c) The Community Development Department shall certify to the Superintendent of Buildings that the above conditions have been met.

With respect to the comparability of newly designed buildings, the Community Development Department shall consult the Cambridge Historical Commission for structures greater than fifty (50) years old. Should the Community Development Department find that said conditions have not been met the restoring or rebuilding shall require a special permit from the Board of Zoning Appeal.

The restored or rebuilt structure shall in no aspect increase the nonconforming nature of the original structure; nothing in this Section 17.98, however, shall prohibit a rebuilding or restoring which reduces the nonconforming nature of the original structure.

17.97 *Standards for Issuance of Special Permit.* In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

1. The proposed development is consistent with the following goals and objectives:
 - To encourage mixed use development compatible with the Cambridgeport residential neighborhood with housing uses strongly encouraged along Brookline Street and over to Sidney Street;
 - To promote street and sidewalk improvements to create a unified image and improve the physical and visual environment and tie the existing nonresidential district to the existing residential neighborhood; and
 - To promote strong visual and pedestrian connections between the residential neighborhood and the MIT campus and the Charles River.
2. The development is consistent with the provisions of the South Cambridgeport Development Guidelines;
3. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and
4. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.

17.100 SPECIAL DISTRICT 10

17.101 *Scope.* This Section 17.100 regulates development within the Special District 10 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.100, all requirements of and regulations applicable to the Residence C District shall apply equally to the Special District 10. The provisions of this Section 17.100 are not severable and if a court declares any such provision invalid then this Section 17.100 shall cease to operate in its entirety.

17.102 *Purpose.* This Section 17.100 is intended to:

- (a) promote in this portion of Cambridgeport significant housing development that becomes integrated with the existing neighborhood physically, architecturally, and socially;
 - (b) address current housing needs in Cambridge, especially the need for units affordable for households with children; and
 - (c) provide significant incentives for developing housing affordable by persons of low and moderate income, in accordance with Chapter 40A, Section 9 of the General Laws, while balancing the goals of affordability and low density.
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17.103 *Use Regulations.* The uses allowed in the Residence C district shall be allowed except as may otherwise be permitted in Section 17.107 below. Use variances are hereby expressly prohibited, Section 10.31 notwithstanding.

17.104 *Dimensional Requirements*

The dimensional requirements of the Residence C District as set forth in Section 5.31 shall apply in the Special District 10.

17.105 *Additional Use and Gross Floor Area Provisions for Existing Nonresidential Uses and Structures.*

(A) It is the intent of this Section 17.107 to encourage a gradual evolution of nonresidential uses in this Special District 10 now heavily nonresidential in character, from those least in harmony with the adjacent residential neighborhood and the residential uses ultimately desired in the district, to those nonresidential uses most compatible with residential uses and ultimately to residential uses exclusively. Therefore, in the Special District 10 the following additional uses not otherwise permitted in the Residence C District shall be permitted as of right, provided the conditions set forth below are met. Notwithstanding the provisions of Section 10.31, no variance for use shall be permitted in the Special District 10. For the purposes of Article 8.000 the Special District shall continue to be considered a residential district and therefore Section 8.22, Paragraphs a and b shall not apply.

(1) All uses in Section 4.34, Office and Laboratory Uses, shall be permitted but only if the following conditions are met:

- a. The building thereon, (or that portion of the building proposed to be reused) is vacant and not occupied by a residential use in the five years immediately preceding the time of application for a Certificate of Occupancy for the proposed use, or if occupied, the current use is any office and laboratory use, Section 4.34; any retail business and consumer service establishment, Section 4.35; any light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38.

(2) All uses in Section 4.35, Retail Business and Consumer Service Establishments, Paragraphs a, c and d shall be permitted, but only if the following conditions are met:

- a. The use existing at the time of application for a Certificate of Occupancy for the proposed new use, or that first legally established use immediately preceding the application for a proposed new use should the premises be vacant (provided that the previous use was in operation within the two years immediately preceding the application for a Certificate of Occupancy), is any retail business and Consumer Service Establishment, Section 4.35; or any light Industry, wholesale
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business and storage use, Section 4.37; or any heavy industry use, Section 4.38; and

- b. The use shall occupy only that gross floor area meeting the use limitations of Paragraph a above.
- (3) All uses in Section 4.37, light industry, wholesale business, and storage, Paragraphs a and b shall be permitted, but only if the following conditions are met:
- a. The use existing at the time of application for a Certificate of Occupancy for the proposed use, or that first legally established use immediately preceding the application for a Certificate of Occupancy for a proposed new use should the premises be vacant (provided that the previous use was in operation within the two years immediately preceding the application for a Certificate of Occupancy), is light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38; and
 - b. The use shall occupy only that gross floor area meeting the Use Limitations of Paragraph a above.
- (B) Notwithstanding the provisions of Paragraphs (A) (1) - (3) above, in any structure containing a residential use which is less than fifty (50) percent of the total gross floor area of the building within which it is located, that residential use may be replaced by any one of the permitted uses in Paragraphs (A) (1) - (3) above, which use shall thereafter be subject to all of the provisions of this Section 17.107.
- (C) Notwithstanding the provisions of Paragraphs (A) (1) - (3) above, in any structure containing a use which is less than fifty (50) percent of the total gross floor area of the building within which it is located, that use may be replaced by any one of the permitted uses in Paragraphs (A) (1) - (3) above, which use shall thereafter be subject to all of the provisions of this Section 17.107.
- (D) For structures satisfying the requirements of (B) above and in existence as of January 1, 1991, the maximum gross floor area on a lot may be increased by an amount equal to twenty-five (25) percent of the gross floor area present on the lot on January 1, 1991.

17.106 *Nonconforming structures.*

The provisions of Section 17.98, Special District 9, shall apply equally to this Section 17.108, Special District 10.

17.107 *Standards for Issuance of Special Permits.* In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

- 1. The proposed development is consistent with the following goals and objectives:

- To encourage mixed use development compatible with the Cambridgeport residential neighborhood with housing uses strongly encouraged along Brookline Street and over to Sidney Street;
 - To promote street and sidewalk improvements to create a unified image and improve the physical and visual environment and tie the existing nonresidential district to the existing residential neighborhood; and
 - To promote strong visual and pedestrian connections between the residential neighborhood and the MIT campus and the Charles River.
2. The development is consistent with the provisions of the South Cambridgeport Development Guidelines;
 3. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and
 4. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.

17.200 SPECIAL DISTRICT 11

17.201 *Scope.* This Section 17.200 regulates development within the Special District 11 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.200, all requirements of and regulations applicable to the Office 2 District shall apply equally to the Special District 11.

17.202 *Permitted Uses.* Uses permitted in the Office 2 District shall be equally allowed in the Special District 11 with the exception of the following:

- a. The following additional uses shall be permitted:
 - (1) Manufacturing, processing, assembly and/or packaging of articles and products listed in Section 4.37 a, and Section 4.37 b 4,5,9 provided the fully assembled product regularly produced shall not exceed two hundred (200) pounds in weight.
 - (2) Retail, Business and Consumer Service Establishments, Section 4.35 a and b as would otherwise be permitted in a Business B District, provided such uses are in a building containing uses permitted in an Office 2 District and do not exceed in area an amount equal to ten (10) percent of the gross floor area of the building in which they are located, or twenty five thousand (25,000) square feet, whichever is less.
 - (3) Residential Uses Section 4.31 a-h shall be permitted as of right.
- b. The following uses shall be prohibited:

Parking lot or parking garage for private passenger cars, Section 4.32 b.

17.203 *Dimensional Regulations.* The following Dimensional Regulations shall apply to all development proposals within the district.

17.203.1 Maximum FAR

- a. The FAR applicable on any lot in the district shall not exceed 1.25 for all permitted uses. However, the applicable FAR may be increased by an additional 0.75 to a maximum of 2.0, by special permit from the Planning Board, for permitted residential uses, excluding hotels and motels, and for dormitory uses, Section 4.33 b(7).
- b. In that part of Special District 11 lying southeast of Vassar Street, the maximum FAR for all uses shall be increased to 1.7.

17.203.2 Building Height Limitations. The maximum height for permitted uses shall be eighty-five (85) feet and may be increased to one hundred (100) feet for all permitted uses excluding hotels and motels after the issuance of a special permit from the Planning Board.**17.203.3 Front Yard Requirements.**

- a. The minimum front yard setback from Memorial Drive for the principal front wall plane for any structure shall be twenty-five (25) feet, measured from the street line. The required front yard setback shall apply to any portion of a structure below ground as well as those portions of a structure above ground.
- b. The required Memorial Drive front yard shall consist entirely of Green Area Open Space as defined in Article 2.000 with the exception of paving necessary for vehicular access. Such paved access area shall be limited to one twenty-four (24) foot driveway for each one hundred (100) feet of lot frontage, or fraction thereof, located so as to provide the most direct access to parking facilities located elsewhere on the site. It is preferred that all vehicular access be provided from other than Memorial Drive.
- c. The Memorial Drive front yard shall contain at least one three and one-half (3 1/2) to four (4) inch caliper tree for every twenty-five (25) linear feet of street frontage.

17.204 Off Street Parking and Loading Requirements**17.204.1** Off street parking and loading requirements shall be as specified in Article 6.000 for uses in the Office 2 District except as provided below.**17.204.2** Minimum Parking Requirement. The minimum parking requirement shall be one space for each two thousand (2,000) square feet of gross floor area for any use in the District, except that for residential uses, Section 4.31 a-h, one parking space shall be required for each dwelling unit, and for dormitory uses, Section 4.33 b(7), one parking space for each twelve (12) beds.**17.204.3** Maximum Parking. The maximum accessory parking permitted for all uses in the district shall be one parking space for each six hundred and fifty (650) square feet of gross floor area, except that for residential uses, Section 4.31 a-h, there shall be no maximum accessory parking. No parking shall be provided which exceeds the maximum parking permitted, notwithstanding the provisions of Section 6.31.3.
